



**AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, MAY 24, 2006, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBERS:** Rami Talleh, Ron Santos, Ramona Kohlmann

**MINUTES:** May 10, 2006

**ORAL COMMUNICATION:** Anyone wishing to speak on an item not on the agenda may do so.  
No action can be taken by the Zoning Administrator on items not on the agenda.

**SCHEDULED ITEMS:**

- 1. PETITION DOCUMENT:** **CONDITIONAL USE PERMIT NO. 2006-016 (BUI BLOCK WALL)**  
**APPLICANT:** Hao and Kim Bui  
**REQUEST:** To permit the construction a 48-in. high block wall with 59.5-in. high pilasters in lieu of the maximum allowed height of 42 in. within the front yard setback.  
**LOCATION:** 219 Hartford Avenue (north side of Hartford Avenue, between Huntington and Alabama Streets)  
**PROJECT PLANNER:** Rami Talleh  
**STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT:** **CONDITIONAL USE PERMIT NO. 2006-012 (LAKE BLOCK WALL)**  
**APPLICANT:** David Lake  
**REQUEST:** To permit the construction of a curvilinear block wall at a varied setback ranging from 5 ft.-6 in. to 11 ft.-6 in. within the sloped rear yard of through lot. The block wall is proposed at an overall height of 12 ft.-6 in. (measured from the top of curb along Westport Dr.) in lieu of the maximum allowed height of 42 in. within the 15 ft. rear setback of a through lot.  
**LOCATION:** 16961 Concord Lane (west side of Concord Lane, south of Davenport Drive)  
**PROJECT PLANNER:** Rami Talleh  
**STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval

***Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.***